

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer
Steven Lillehaug, City Engineer/Public Works Director

SUBJECT: Planned Unit Development (PUD) – Canterbury Stables

CASE: PUD-000072-2022

DATE: August 18, 2022

The staff review indicates a request to review a Planned Unit Development (PUD) amendment application for the Canterbury Park racing stables master plan area. The site is contained within the Canterbury Park campus, generally contained within the area southeast of the main track and north of 12th Avenue between Vierling Drive and Disc Drive.

This review should be considered preliminary, as more comments will follow with additional submittals. However, the Public Works Department offers the following comments at this time to the applicant and to the planning department:

1. No direct access will be allowed onto 12th Avenue other than an emergency access. Consideration should be given for a controlled access in the southeast of the site to the proposed north-south public roadway extension of Disc Drive.
2. Provide a parking evaluation to determine the adequacy of parking for the stable areas to include horse trailer parking for all Master Plan phases 1, 2, 3 and full build-out.
3. Provide detailed drawings to better show and depict the proposed backstretch entrance and how it will be integrated and function with the main drive aisle entrance/exit off of Unbridled Boulevard.
4. Show the access connection that is proposed to be located just north of the existing stable pond between the proposed Amphitheater site and the backstretch entry driveway.
5. Provide site plan with vehicle turning movements for a Shakopee fire truck and other worst case design vehicles throughout to determine adequacy of circulation and vehicle movement.

6. A minimum 10-ft setback between the existing and proposed public right-of-way and the parking lot and drive aisles along 12th Avenue, the Disc Drive extension and Barenscheer Boulevard must be maintained. However, it is likely that additional space will be required to accommodate screening of the parking and drive aisles from the public right-of-way. Likewise, a setback of 5-ft must be maintained between the proposed trail along the south side of Unbridled Boulevard and the backstretch driveway to include a 2-ft obstacle free clear zone from the trail.
7. Consider site pedestrian and accessibility accommodations as well as integration into the public sidewalk and trail system.
8. A public and private water metering system must be updated and developed for the stable area to provide a necessary plan and annual reporting system for water that is to be deducted from the city's sanitary sewer charges. Currently there are multiple deduct meters used for water that is discharged into the existing Canterbury stable holding pond in lieu of being discharged into the sanitary sewer system.
9. Prior to any land disturbing activity, grading and building permits must be obtained. A submittal must include detailed construction plans.
10. Approval of the PUD Amendment does not constitute approval of the submitted concept drawings. Detailed and certified plans must be developed, submitted, and approved to include but not limited to site and utility plans, a storm water management plan, phased utility plans, and other necessary design as is typical and as is determined necessary by the City Engineer. Additionally, all standard public easements, agreements, permitting and fees must be obtained and paid as determined and required by the city.

Recommendation

The Public Works Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.